

LONE STAR GROUNDWATER CONSERVATION DISTRICT

February 08, 2022

MINUTES OF REGULAR MEETING

The Board of Directors of the Lone Star Groundwater Conservation District (“District”) met in regular session, open to the public, held in person in the Lone Star GCD – James B. “Jim” Wesley Board Room located at 655 Conroe Park North Drive, Conroe, Texas, and remotely via the publicly accessible webinar/telephone conference call within the boundaries of the District on February 08, 2022.

CALL TO ORDER:

President Hardman presided and called to order the regular Board of Directors meeting at 6:01 PM, announcing that it was open to the public.

ROLL CALL:

The roll was called of the members of the Board of Directors, to wit:

Jon Paul Bouché
Harry Hardman
Larry Rogers
Jonathan Prykryl
Janice Thigpen
Stuart Traylor
Jim Spigener

Seven members of the Board were present, thus constituting a quorum of the Board of Directors. In attendance at said meeting were Samantha Reiter, General Manager; Stacey V. Reese (virtual), District Counsel; District staff; and members of the public. *Copies of the public sign-in sheets and comment cards received are attached hereto as Exhibit "A".*

PUBLIC COMMENTS:

No comments received

EXECUTIVE SESSION:

President Hardman announced Executive Session would be held at the end of the Board Meeting.

APPROVAL OF THE MINUTES:

President Hardman stated the Board would consider the meeting minutes as listed for approval on today's agenda. Without further discussion, upon a motion by Vice President Traylor to approve as amended and seconded by Treasurer Spigener, the Board approved the meeting minutes as presented.

- a) January 11, 2021, Public Hearing on Permit Applications
- b) January 11, 2021, Regular Board of Directors Meeting

COMMITTEE REPORTS:

A. Budget & Finance Committee – Jim Spigener, Chair

- 1) Brief the Board on the Committee's activities since the last regular Board meeting – No new business.
- 2) Review of financials for the month of January 2022 –Samantha Reiter reported that for the month of January 2022, income was \$236,369.47 and expenses were \$119,872.54 resulting in a net income of \$119,872.54. Year-to-date net income is \$119,872.54

B. Communications Committee – Harry Hardman, Chair

- 1) Brief the Board on the Committee's activities since the last regular Board meeting
-President Hardman stated there was no new business to report

C. DFC & Technical Committee – Stuart Traylor, Chair

- 1) Brief the Board on the Committee's activities since the last regular Board meeting
Vice President Traylor had no updates at this time.

D. Legislative Committee – Harry Hardman, Chair

- 1) Brief the Board on the Committee's activities since the last regular Board meeting
– President Hardman has no updates at this time.

E. Rules, Bylaws & Policies Committee – Larry A. Rogers, Chair

- 1) Brief the Board on the Committee's activities since the last regular Board meeting
– Secretary Rogers had no updates.

F. Discussion, review of 2021 Annual Report for Lone Star

Ms. Reiter directed the Board to the draft Annual Report created by Ms. Jennifer Thayer for 2021. She acknowledged that the financials, water use fees, and pumpage tables would not be updated until all reports are received by the District

in mid-March. Ms. Thayer requested that each Director review the draft and requested any comments or edits be sent to her by February 25th. Director Bouche made a motion to approve the draft Annual Report and seconded by Director Prykryl. The motion passed.

RECEIVE INFORMATION FROM DISTRICT'S TECHNICAL CONSULTANTS REGARDING SUBSIDENCE STUDIES AND/OR DISCUSSION REGARDING THE SAME:

- a) Discussion, consideration, and possible action to approve Subsidence Study Phase 2 Scope of Work-

Ms. Reiter informed the Board that the update from the consultants was included with their packets. A stakeholder meeting to review the draft reports on Phase 2 Task 1 and Task 2 was held on January 26th. The public comment period is live and will end at 5pm on March 25th.

GROUNDWATER MANAGEMENT AREA 14 - UPDATE THE BOARD ON THE ISSUES RELATED TO JOINT PLANNING ACTIVITIES AND DEVELOPMENT OF DESIRED FUTURE CONDITIONS IN GMA 14:

Ms. Reiter stated there are no major updates. The Explanatory Report is currently being reviewed in preparation for approval at the Feb 23rd GMA 14 meeting

GENERAL MANAGER'S REPORT:

Ms. Reiter announced the General Manager's Report was available in the Board packets.

GENERAL COUNSEL'S REPORT:

Ms. Reese stated all litigation that the District has been following are still on-going. TAGD reconvened its legislative committee, with no interim charges as of yet.

NEW BUSINESS:

No new business.

EXECUTIVE SESSION:

The Board will recess for a closed Executive Session pursuant to Texas Government Code, Sections 551.071, to consult with the District's attorney regarding pending or contemplated litigation, settlement offers, or on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflict with the Texas Open Meetings Act, Chapter 551, Government Code regarding any agenda item on any of the board meetings or hearing posted for today.

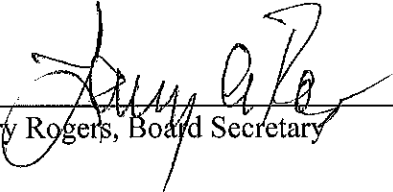
RECONVENE IN OPEN SESSION:

Following Executive Session, the Board reconvened in Open Session at 7:21 PM and President Hardman declared no action will be taken

ADJOURN:

There being no further business, Vice President Traylor motioned to adjourn the meeting and Director Prykryl seconded. The meeting was adjourned at 7:22 PM.

PASSED, APPROVED, AND ADOPTED THIS 8th DAY OF March 2022.



Larry Rogers, Board Secretary

LONE STAR GROUNDWATER CONSERVATION DISTRICT

February 08, 2022

MINUTES OF PUBLIC HEARING ON PERMIT APPLICATIONS

The Board of Directors of the Lone Star Groundwater Conservation District (“District”) met in regular session, open to the public held in person in the Lone Star GCD – James B. “Jim” Wesley Board Room located at 655 Conroe Park North Drive, Conroe, Texas, and remotely via the publicly accessible webinar/telephone conference call within the boundaries of the District on March 08, 2022.

CALL TO ORDER:

President Hardman called to order the Public Hearing on Permit Applications at 6:00 PM announcing the meeting open to the public.

ROLL CALL:

The roll was called of the members of the Board of Directors, to wit:

Jon Paul Bouché
Harry Hardman
Larry Rogers
Jonathan Prykryl
Janice Thigpen
Stuart Traylor
Jim Spigener

Six members of the Board were present, thus constituting a quorum of the Board of Directors. Also, in attendance at said meeting were Samantha Reiter, General Manager; Stacey V. Reese, District Counsel; District staff; and members of the public. *Copies of the public sign-in sheets and comment cards received are attached hereto as Exhibit “A” to the Regular Board of Directors Meeting minutes.*

PRAYER AND PLEDGES OF ALLEGIANCE:

President Hardman called on Director Bouche for the opening prayer and Treasurer Spigener to lead the Pledge of Allegiance and the Pledge of Allegiance to the state flag.

PUBLIC COMMENTS:

No comments were received.

Ms. Reiter briefed the Board on permit applications received for the month. Applications for consideration and recommended for possible approval included the below:

1. Quadvest, LP. (Magnolia Reserve)

Applicant is requesting an amendment to an Operating Permit for an increase in production in the amount of 9,608,925 gallons for 2022 and annually thereafter. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

2. WGB RV Park on the Lake, LLC

Applicant is requesting an amendment to an Operating Permit for an increase in production in the amount of 1,000,000 gallons for 2022 and annually thereafter. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

3. Shapla Enterprises

Applicant is requesting an amendment to an Operating Permit for an increase in production in the amount of 250,000 gallons for 2022 and annually thereafter. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

4. TecPac Ventures LLC

Applicant is requesting an amendment to an Operating Permit for an increase in production in the amount of 25,000 gallons for 2022 and annually thereafter. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

5. Aziz Masjid Al-Ansaar ISGH

Applicant is requesting an amendment to an Operating Permit for an increase in production in the amount of 500,000 gallons for 2022 and annually thereafter. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

6. Weisinger Incorporated (Supply Well for MUD#172)

Applicant is requesting registration of a new well and production authorization in the amount of 5,000,000 gallons for 2022 and annually thereafter. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

7. Splendor ISD

Applicant is requesting an amendment to an Operating Permit for an increase in production in the amount of 2,500,000 gallons for 2022 and annually thereafter. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

8. C&R Water Supply, Inc. (Timberline Estates)

Applicant is requesting an amendment to an Operating Permit for an increase in production authorization in the amount of 4,000,000 gallons for 2022 and annually thereafter. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

9. C&R Water Supply, Inc. (Emerson Estates)

Applicant is requesting an amendment to an Operating Permit for an increase in production authorization in the amount of 20,000,000 gallons for 2022 and annually thereafter. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

10. C&R Water Supply, Inc. (Creekside Acres)

Applicant is requesting an amendment to an Operating Permit for an increase in production authorization in the amount of 3,000,000 gallons for 2022 and annually thereafter. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

11. C&R Water Supply, Inc. (Clear Water Cove)

Applicant is requesting an amendment to an Operating Permit for an increase in production authorization in the amount of 10,000,000 gallons for 2022 and annually thereafter. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

12. Mike Bulger/The Carriage House

Applicant is requesting an amendment to an Operating Permit for an increase in production authorization in the amount of 550,000 gallons for 2022 and annually thereafter. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

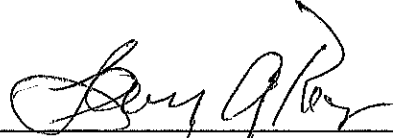
13. Deer Trail Water District LLC

Applicant is requesting an amendment to an Operating Permit for an increase in production authorization in the amount of 9,000,000 gallons for 2022 and annually thereafter. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

Ms. Reiter reported that there were thirteen applications for this month. Following Ms. Reiter's report, Vice President Traylor motioned to approve items #1-#13, as recommended by the General Manager. Secretary Rodgers seconded. Motion passed.

President Hardman adjourned the public hearing on permit applications at 6:01 PM.

PASSED, APPROVED, AND ADOPTED THIS 8th DAY OF March 2022.

A handwritten signature in cursive script, appearing to read "Larry Rogers", written over a horizontal line.

Larry Rogers, Board Secretary